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COST INSURANCE IN BUILDING CONSTRUCTION is the guaranty of a responsible builder that there shall be no excess of cost, and no DELAY, in carrying out any building contract.

The work of a construction company in London, modelled after

and manned by graduates of the Starrett Company, is pronounced by the London Sphere (March 15, 1905),

"A reduction of METHOD to a SCIENCE . . . a combination of good work, which means lasting work, and speedy work, which means quicker returns to the capitalist."

This authority says further: "No long and unprofitable delays need now stand between the investor in bricks and mortar and the dividends which should follow on completed enterprise."

Loss in building construction is mainly the loss of TIME caused by defections in one or many of the various interests involved. In the Starrett Company there is ONE interest in absolute control. This is the feature hailed by the London Sphere as a notable American innovation.

THOMPSON-STARRATT COMPANY,

51 WALL STREET, NEW YORK.

Guaranteed Mortgages

FOR SAVINGS INSTITUTIONS.

These mortgages are on improved property in the City of New York, with payment absolutely guaranteed by a Company which has the skill and experience to distinguish the safe mortgages from the unsafe.

Bond & Mortgage Guarantee Co

Capital and Surplus

\$4,750,000.

146 Broadway, New York.

175 Remsen St., Brooklyn.

Bronx Real Estate.

COUNTRY PROPERTY WANTED in part payment for

Good city investments CLEMENT H. SMITH, 728 Tremont-ave.

236 ST. 250 ft. \$750. Webster-ave. 23x50. \$1,200.

236 WOODALL, 707 Tremont-ave.

Apartment Hotels.

1. ELEGANTLY FURNISHED APARTMENT: private bath; with or without maid; including meals, two weeks; one, \$15. ALABAMA, 15 East 11th-st.

9125

Steamboats.

PEOPLES LINE

NEW YORK—ALBANY—Hudson River by Searchlight.

Steamers "C. W. MORSE" and "ADIRONDACK" alternating leave Pier 32, N. R., foot of Canal St. 6 P. M. week-days only. Direct steamer to Albany for all points North, East, West and South.

EXCURSION \$2.50.

BOSTON And POINTS in New England. Reduced Rates.

FALL RIVER LINE via Newport and Fall River. Live Pier 19, N. R., foot Warren St. week days, 5:00 P. M. week-end, 4:00 P. M. STEAMER "WYOMING."

NORWICH LINE, via New London, Lye Pier, 40, N. R. foot Clarkston St. week days only, at 4 P. M. STEAMER "WYOMING."

NEW HAVEN LINE for New Haven, Hartford, Springfield and North, leave Pier 20, E. R. foot of Peck Slip week days only, at 4:00 P. M. STEAMER RICHARD PECK.

CATSKILL, HUDSON & COXSACKIE BOATS

Christopher St. N. R. week-days, 6 P. M.

Instruction.

For Young Ladies—City.

Le BARON DRUMM SCHOOL FOR GIRLS

40 West 72d St. (Boys in Primary Classes).

Through graded from Kindergarten through COLLEGE PREPARATION. Reopens Oct. 5th, 1905.

For Boys and Young Men—City.

THE SCHOOL QUESTION?

WE CAN TELL YOU ABOUT IT.

Catalogues and reliable information concerning all schools and colleges furnished without charge.

New York Branch American School and College Agency.

255 W. 18th St. New York City.

For Both Sexes—City.

SCHOOL OF ART

900 Sixth Ave. (51st St.)

ELOCUTION: dramatic art; pupill Franklin Sargent X. Y. 75 East 11th-st.

HOTEL ASTOR, Broadway and 44th Street.

Admission Cards obtained at office of the school.

Miscellaneous.

Teachers' Agencies.

AMERICAN AND FOREIGN TEACHERS' AGENCY

Supplies Professors, Teachers, Tutors, Governors, etc.

To Colleges, Schools and Families. Apply to

Mrs. M. J. YOUNG, CULTON, 18 Union Square.

City Hotels.

HOTEL GRENOBLE

56th St. & 7th Ave. CORPUS CARNEGIE HALL.

NEW YORK.

A SELECT FAMILY AND TRANQUIL HOTEL.

FRANK N. LORD, JR., Manager.

FOR CRANE LOTS \$412,225.

DEATH OF WALTER J. COHN JUST BEFORE SALE CAUSES HIS PLOT TO BE WITHDRAWN.

Resale of Park-ave. House Formerly Occupied by Oliver Harriman—Physician Buys a Fine House in Madison-ave.

A short time before the lottery set yesterday for the voluntary auction sale of 150 lots, comprising a part of the original Crane estate holdings in The Bronx, Walter J. Cohn, who had a large interest in the property to be sold, died at his home, at 94th-st. and Madison-ave. He had been ill for some weeks. His share in the plot of 150 lots was forty-three lots. Realized for the 107 lots sold the sum of \$412,225 realized a sum somewhat larger than many persons present at the sale thought would be retained for them. Bryan L. Kennedy was the auctioneer. This was his third big auction sale within three weeks. Each sale was a success. The lots which he sold yesterday at the Exchange Sales room, Nos. 14 and 16 Vesey-st., have frontages either in East 138th, 139th, 140th, 141st and Southern Boulevard, Robbins-ave. or Cypress-press.

Joseph Bernstein and T. E. Hayman & Co. have sold for L. Corn to Cohen & Custer the five story triple flathouse No. 55 West 157th-st., on lot 5399.11.

William Wolff's Sons have sold for Krauch & Appenheimer to Julius, Schles, Nos. 1455 and 1457 Madison-ave., two five story double flathouses on 14th-st.

Robert Banks and Archibald Goldman have sold for W. F. Shields to the Rosenthal Realty Corporation, 261 Madison-ave., a six story double flathouse No. 323 East 155th-st., a six story double tenement house with stores on plot 53010.1 feet.

Joseph Bernstein and T. E. Hayman & Co. have sold for L. Corn to Cohen & Custer the five story triple flathouse No. 55 West 157th-st., on lot 5399.11.

William Wolff's Sons have sold for Rosenberg, Goldstein & Walker the five story tenement house, No. 66 East 23rd-st., 23x108 feet.

William Wolff's Sons and Morris Berg have sold for L. Corn to Cohen & Custer the five story double flathouse No. 55 West 157th-st., on lot 5399.11.

Amie Chasin has sold to Manuel Rothchild the two story double flathouse No. 155 West 157th-st., on plot 53010.2 feet.

Samuel Goldstein has sold to Anton Persio, 14th-st. and Madison-ave., a four story double flathouse, on plot 53010.2 feet.

Samuel Goldstein has sold to Max H. Kaufman, 14th-st. and Madison-ave., a four story double flathouse, on plot 53010.2 feet.

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